

CHICOPEE HOUSING AUTHORITY
Agenda for the
REGULAR MEETING OF THE AUTHORITY
To be held at
7 Valley View Court

May 13, 2009

1. Roll Call, Members of the Authority:

Call to order at: By:

Present:

Chester Szetela
Brian Hickey
Charles Swider
Bruce Socha

Also in attendance were the following: Secretary Monica Pacello Blazic, Assistant Executive Director, Patricia Murry, Finance Director Denis Vermette, Maintenance Operations Manager David Dymek, Modernization Coordinator, Robert Kachinski, and Carmen Estrada, Recording Secretary.

2. Reading of the Minutes of the Meeting

3. Treasurer Report

4. Reading of the Correspondence.

5. Payment of the Bills

A tabulation of those bills to be paid is contained in the Member's folders.

6. Committee Reports

7. Tenant Organization Input

8. OLD BUSINESS:

9. NEW BUSINESS:

A. The Chicopee Housing Authority received five (5) proposals to repair the balconies at FairHaven Apartments. After a review of the bids by staff, the contractor who meets the terms of the bid and was selected is Village Forge, Inc. Furthermore, the staff requests the Board to approve, as a proprietary specification, the use of Dyna Pur 9051 BL as the waterproofing agent used to seal the concrete balconies at the Fairhaven Apartments. The Housing Authority's goal is to try the product on this pilot project to determine its effectiveness for future projects.

Resolution to approve

B. The Chicopee Housing Authority received five (5) proposals to replace the hallway carpet at Kida Apartments. After a review of the bids by staff, Express Flooring who was the low bidder was rejected because the required bid bond form was not signed by the bidder. Therefore the contractor who meets the terms of the bid and was selected is Baystate Rug Company.

Resolution to approve

C. The Chicopee Housing Authority received ten (10) proposals to replace the locksets at Volpe Apartments. After a review of the bids by staff, the contractor who meets the terms of the bid and was selected is Northeastern Commercial Services, LLC.

Resolution to approve

D. The Chicopee Housing Authority received seven (7) proposals to upgrade the Community Room at Fairhaven Apartments. After a review of the bids by staff, the contractor who meets the terms of the bid and was selected is Alpha Contracting Associates, Inc.

Resolution to approve

E. The Housing Authority is in receipt of a request for payment from the firm of J.D.L. of Franklin County, Inc in the amount of \$72,977.00 for the replacement of exterior door work at Cabot Manor Apartments (AMP 8-1). This invoice is in accordance with the terms of the contract requirements.

Motion to pay

F. The Housing Authority is in receipt of an invoice for payment from the firm of Alpha Contracting Assocs. in the amount of \$35,308.06 for interior door replacement work at Cabot Manor Apartments (AMP 8-1). This invoice is in accordance with the terms of the contract requirements.

Motion to Pay

G. The staff has submitted a Certificate of Substantial Completion for the firm of Alpha Contracting Assocs. for interior door replacement work at Cabot Manor Apartments (AMP 8-1).

Resolution required for approval

H. The Housing Authority is in receipt of an invoice for payment from Valley Opportunity Council for the After School Program at Cabot Manor Apartments (AMP-8-1) in the amount of \$ 6589.36 for allowable expenses for April, 2009. This invoice is in accordance with the terms of the contract requirements.

Motion to pay

I. The Housing Authority has received the following requests from Sovereign Builders for the termite investigation work conducted at Cabot Manor Apartments (AMP 8-1):

- 1.) An invoice for payment for the termite investigation work in the amount of \$22,990.00. This invoice is in accordance with the terms of the contract requirements.
- 2.) An invoice for payment for the termite investigation work in the amount of \$1,210.00. This invoice is in accordance with the terms of the contract requirements.

Motion to pay for Items 1. and 2.

3.) The staff has submitted a Certificate of Substantial Completion for the firm for termite investigation work.

4.) The staff has submitted a Certificate of Final Completion for the firm for termite investigation work.

Resolution required for approval for Items 3. and 4.

J. The Housing Authority is in receipt of an invoice for payment from the firm of Gardner Construction Co. for termite damage repair work at front and rear doorways at Cabot Manor Apartments (AMP8-1) in the amount of \$2,321.80. This invoice is in accordance with the terms of the contract requirements.

Motion to pay

K. The Chicopee Housing Authority received four (4) proposals for the maintenance service contracts for elevators at Fairhaven, Birch Bark Place, and Canterbury Arms Apartments. After a review of the bids by staff, the contractor who meets the terms of the bid and was selected is Bay State Elevator.

Resolution to approve

L. An agreement has been reached through collective bargaining between the CHA and AFSCME, the union representing the maintenance employees. This contract has been ratified by the membership.

Resolution to approve

M. An agreement has been reached through collective bargaining between the CHA and UFCW, the union representing the clerical staff. This contract has been ratified by the membership.

Resolution to Approve

N. The contract for Executive Director will be extended until June 30, 2009 to allow for additional time to complete contract negotiations.

Resolution to approve

Next Meeting of the Chicopee Housing Authority will be held on June 10, 2009.